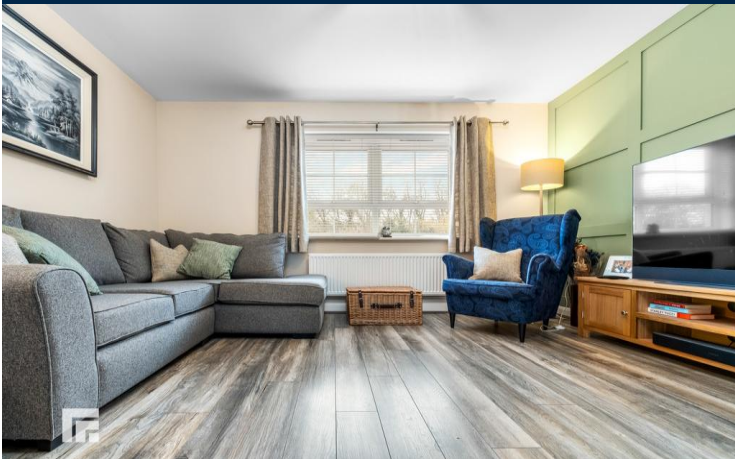




459 LLANTRISANT ROAD
ST. FAGANS
CARDIFF CF5 6FP

ASKING PRICE OF
£330,000



MID TERRACE PROPERTY



4



2



3



1

****TOWN HOUSE**FOUR
BEDROOMS**BEAUTIFULLY
PRESENTED**TWO PARKING SPACES**** A
beautifully presented four bedroom town
house for sale. Entrance hallway, modern
kitchen/dining room, bedroom four and WC. To
the first floor; spacious lounge and good sized
master bedroom with en-suite. To the second
floor and two further double bedrooms and
family bathroom. Well maintained rear garden
with rear access to two allocated parking
spaces. EPC rating: B

LOCATION

A popular private residential development situated in a convenient location near the Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

ENTRANCE

ENTRANCE HALLWAY

Entered via a modern composite door, large built in storage cupboard housing 'Ideal' logic boiler. Radiator. Tiled flooring. Quarter turning staircase with oak handrail leading to the first floor. Doors to all rooms.

CLOAKROOM

5' 4" x 2' 9" (1.64m x 0.85m)
Modern white suite; low level WC with corner pedestal wash hand basin and chrome mixer tap. Extractor fan. Radiator. Tiled splashbacks and flooring.

KITCHEN/DINER

19' 11" x 12' 10" (6.09m x 3.92m)
Appointed along three sides, eye and low level grey, gloss cupboards with chrome handles beneath quality laminate worktops. Stainless steel 1.5 bowl sink with drainer and chrome mixer tap, integrated four ring gas hob, extractor hood, integrated fridge/freezer, integrated dishwasher and integrated combined washer dryer. Ample space for dining room table and chairs. Understairs storage cupboard with socket and space for condenser tumble dryer. Tiled flooring. Spotlights. Double French doors with side windows opening into the rear garden.

BEDROOM FOUR

29' 6" x 19' 8" (9'1m x 6'0m)
A fourth bedroom. Quality laminate flooring. Radiator. Window to front.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1112 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Radiator. Doors to Lounge and principal bedroom.

BEDROOM ONE

12' 10" x 10' 2" (3.92m x 3.10m)

A good sized master bedroom. Ample space for wardrobes. Quality laminate flooring. Radiator. uPVC window to rear. Door to en-suite.

ENSUITE

7' 0" x 5' 0" (2.15m x 1.54m)

Modern white suite, low level WC, pedestal wash hand basin with chrome mixer tap, double shower cubicle with chrome shower and glass sliding doors, tiled splashbacks, radiator, extractor fan and shaving point. LVT flooring.

SECOND FLOOR

LANDING

Access to loft. Doors to all rooms.

BEDROOM TWO

12' 9" x 11' 6" (max) (3.91m x 3.53m)

A second spacious double bedroom. Built in cupboard. Quality laminate flooring. Radiator. Velux window to rear.

BEDROOM THREE

12' 9" x 8' 7" (max) (3.90m x 2.64m)

A third double bedroom. Quality laminate flooring. Built in cupboard. Modern fitted wardrobe and chest of drawers. Radiator. Dormer window to front.

FAMILY BATHROOM

6' 4" x 5' 6" (1.95m x 1.69m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and chrome shower, tiled splashback. LVT flooring. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, laid to lawn with paved patio and pathway leading to timber gate for rear access to two allocated parking spaces. Outside tap. Outside light.

FRONT

Mature shrubs, paving to front door.



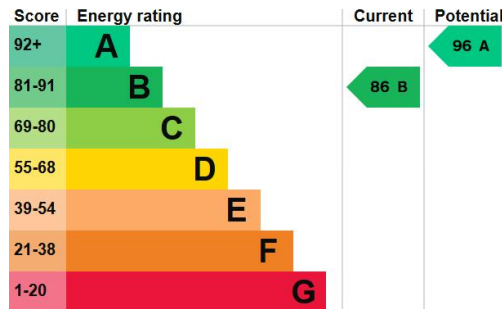
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TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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